



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, February 8, 2017

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair*
PHILIP SUDING, *Vice Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
JULIO J. VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
PILAR PLUMMER, Planning Technician
JULIE RODRIGUEZ, Planning Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent Agenda are reported to the Full Commission at the 1:30 P.M. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent Agenda reviewing member of the HLC may refer items to the Full Commission for review.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa Street. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Commission meeting of the HLC).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES & REPORTS: Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at PPlummer@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4572 or by email at HLCSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Friday, February 3, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at www.SantaBarbaraCA.gov/HLC.

PUBLIC COMMENT: Any member of the public may address the Historic Landmarks Commission Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting can be submitted via email to HLCSecretary@SantaBarbaraCA.gov or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

CONTINUED ITEM

A. 734 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-191-001
Application Number: MST2016-00547
Owner: Evans A. Stout
Owner: John Margolis
Contractor: Bryan Lynch

(Project site is a designated City Landmark: one of the Little Granada Residences, constructed in 1921. Proposal is for various landscaping improvements, a new wood trellis, and replacement of existing non-original French doors with Marvin, wood, outswing/inswing French doors on rear elevation.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance Findings. Project was last reviewed on December 14, 2016.)

REVIEW AFTER FINAL**B. 203 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-001
Application Number: MST2007-00634
Owner: 203 Chapala Street, LLC
Architect: Hochhauser Blatter
Architect: The Cearnal Collective, LLP

(This structure is on the City's Potential Historic Resources List as a contributing resource to the proposed West Beach Historic District, formerly the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(Review After Final is requested for various changes. Revisions include: alterations to the shed roof on the second floor, replacement of windows in Bedroom 3 and Master Bedroom with single panel swing doors, addition of a deck at Unit 1, addition of a flipped chimney at Unit 4, and the addition of a Mirador Bay Window on the northern elevation.)

NEW ITEM**C. 1720 BATH ST****R-4 Zone**

Assessor's Parcel Number: 027-091-019
Application Number: MST2017-00032
Owner: Bath Street Inn, Inc.
Architect: William La Voie

(Project is for various changes at a designated Structure of Merit: the Fairbanks House, constructed in 1890 in the Shingle style. The proposal includes removal of the following elements as well as those not approved in the 1992 permitted plan: existing striping, storage structures, stair and landing encroaching into an existing parking space, protruding curbs, the door between the manager's unit and loft, the wall enclosing the loft on the northwest side, and the loft level bathroom and fixtures. Requests approval to permit existing walls not previously permitted and restriping to the 1992 permitted plan. Proposal will address violations noted in ZIR2016-00286.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**D. 536 BRINKERHOFF AVE****C-2 Zone**

Assessor's Parcel Number: 037-163-001
Application Number: MST2017-00013
Owner: Elizabeth B. Terry
Owner: Robert Kautz

(Project is for exterior alterations to an existing mixed-use building that is a designated Structure of Merit: Huffman House, and part of the Brinkerhoff Historic District. Proposal includes a 28 square foot addition to the commercial section by reducing the recess of the existing entry door. Window and door replacements to match original, addition of a previously approved 135 square foot deck, and a new 18 square foot trash enclosure. The project will address violations from ZIR2017-00014 by permitting an "as built" 64 square foot shed, reducing parking spaces from 6 to the approved 5 permitted spaces, and replacing "as-built" doors with a wall to separate the commercial from the residential.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance Findings.)

FINAL REVIEW**E. 1201 ANACAPA ST****C-2 Zone**

Assessor's Parcel Number: 039-183-035
Application Number: MST2016-00379
Owner: 1201 Anacapa Partners
Architect: Dawn Sherry

(Proposal for minor exterior alterations to an existing non-residential building consisting of window replacements, new wrought iron guard rails, new awnings on three proposed south-facing doors, new screen for roof equipment, new shaft enclosure for hood exhaust, new metal grilles at the north elevation, and the removal of two existing windows to be replaced with a wall.)

(Action may be taken if sufficient information is provided. Project received Project Design Approval on August 24, 2016.)

FINAL REVIEW**F. 100 BLK STATE ST**

Assessor's Parcel Number: ROW-002-066
Application Number: MST2016-00064
Owner: City of Santa Barbara
Applicant: City of Santa Barbara Public Works
Engineer: Alex Ubaldo, Public Works
Architect: Andrew Sokol

(Proposal for right-of-way improvements at the intersection of State St. & Yanonali St. comprising of the extension of an existing curb to allow for new self-closing pedestrian swing gates adjacent to the railroad tracks, the alteration of sidewalk approaches to the railroad tracks to be ADA compliant, and the removal of approximately 75 feet of Amtrak station platform. This project is located in the non-appealable jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is provided. Project received Project Design Approval on February 24, 2016.)

NEW ITEM**G. 316 CASTILLO ST****C-2 Zone**

Assessor's Parcel Number: 037-232-015
Application Number: MST2017-00031
Owner: Santa Barbara County Genealogical Society
Applicant: Art Sylvester

(Project site is on the Potential Historic Resources List: Simplified Spanish Colonial Revival building that was the former medical laboratory of Dr. Melville Sahyun. No work is proposed to the historic resource. Proposal is to widen the existing driveway entrance to 20 feet to allow separate ingress and egress to the site. Project also includes lowering the visual obstructions on Castillo Steet, adding a pedestrian walkway to the site, and lowering the slope of the driveway.)

(Action may be taken if sufficient information is provided.)